



City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Floyd Petersen, Board Member
Robert Christman, Board Member
Board Member

CRA AGENDA: May 10, 2005
TO: Agency Board Members
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of March 8 and 22, 2005

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of March 8, and 22, 2005.

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of March 8, 2005

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:52 p.m., Tuesday, March 8, 2005, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Stan Brauer, Vice Chairman (Arrived 7:03 p.m.) Robert Christman Karen Gaio Hansberger
Agency Board Members Absent:	Floyd Petersen
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2005-012 – Closed Session – Conference with Legal Counsel and Real Property negotiator (Government Code Section 54956.8)

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|----|----------------------|-------------------------------------------------------------------------------------------------------|
| a. | Property: | 10535-10541 Poplar Street (APN 0283-134-02) |
| | Negotiating Parties: | Dennis R. Halloway, Pamela Byrnes-O’Camb, Lillian Miller of University Realty representing the seller |
| | Under Negotiation: | Price and terms of payment |
| b. | Property: | 25138 Poplar Drive (APN 0283-121-46) |
| | Negotiating Parties: | Dennis R. Halloway, Pamela Byrnes-O’Camb, Susan Rey of Wesco Realtors representing the seller |
| | Under Negotiation: | Price and terms of payment |
| c. | Property: | 25400 Durango Loop (APN 0283-218-24) |
| | Negotiating Parties: | Dennis R. Halloway, Pamela Byrnes-O’Camb, Otto & Candelaria Chavez, Elba Sabino |
| | Under Negotiation: | Price and terms of payment |
| d. | Property: | Southwest corner of Redlands Boulevard and Anderson Street, comprising approximately 8.72 acres |
| | Negotiating Parties: | Dennis R. Halloway, Robert Frost |
| | Under Negotiation: | Price and terms of payment |

The Agency Board immediately recessed to consider the closed session items as listed, and reconvened at 7:10 p.m. with all members present except Board Member Petersen. General Counsel announced that the Agency Board met with its Negotiators and Legal Counsel and gave direction. There was no final action to report.

The Agency Board recessed to allow completion of the City Council Agenda, and reconvened at 8:45 p.m. with all members present except Board Member Petersen.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

General

CRA-2005-013 – Minutes

Motion by Christman, seconded by Hansberger, and unanimously carried to approve the minutes of February 8 and 22, 2005 as presented. Petersen absent.

CRA-2005-014 – CRA Bill #R-2005-05 – Agency participation in First Time Homebuyer Program relating to 25400 Durango Loop; authorize Executive Director to approve documents to facilitate transfer of property from seller (Otto & Candelaria Chavez) to conforming buyer (Elba Sabino) and homebuyer loan agreement between the Agency and the buyer

Motion by Christman, seconded by Hansberger and carried to adopt CRA Bill #R-2005-22. Petersen absent.

Resolution No. 241

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of a Homebuyer Loan Agreement with Elba Sabino, a Purchase and Sale Agreement with Elba Sabino, Otto Chavez and Candelaria Chavez and related actions

Reports

Mayor and Board Member Gaio Hansberger announced her resignation from the City Council and Agency Board, effective April 12, 2005, citing the perceived conflict of her family connections and decisions to be made concerning land use within the South Hills, even though she recused herself consistently to avoid perception of bias. She noted that with the concept of an election relating to a bond issue for the purpose of providing funding for the purchase of open space in the South Hills, it was her opinion that her presence on the City Council would continue to take the attention from the South Hills issues and place it on her position on the City Council. Her efforts to avoid conflict were not sufficient for some members of the community and although she loved the city; had sacrificed a lot of time, energy, and money to see it be a better place, her private life was a priority. In her opinion, her absence would allow the community to focus on the issues and the City Council to make decisions relating to the South Hills without perceived conflict.

Board Member Ziprick expressed appreciation for the accomplishments of Mayor Hansberger and her efforts to avoid conflict.

The meeting adjourned at 8:50 p.m.

Approved at the meeting of

Secretary

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of March 22, 2005

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 7:25 p.m., Tuesday, March 22, 2005, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Stan Brauer, Vice Chairman Robert Christman Floyd Petersen Karen Gaio Hansberger
Board Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2005-015

CC-2005-034 – Joint Meeting of the City Council and Redevelopment Agency to receive response to written and oral comments relating to an Amendment to the Redevelopment Plan to expand the Agency's eminent domain authority to residential uses (TO BE CONTINUED TO MAY 24)

The Agency Board was called to order at 7:25 p.m. with all members present. Mayor Hansberger chaired the item, stating that the item would be continued to May 24 and if anyone could not attend on May 24, comments could be offered at this time.

Rebecca Ludwig, 11171 Oakwood Drive, referred to a Supreme Court Hearing regarding eminent domain regarding Susette Kelo of New London, Conn.

Joe DeVito, Bryn Mawr, asked for clarification as to the time of the open meeting, and also offered property in Bryn Mawr to the City with the suggestion that veterans' home be built on the site.

Motion by Ziprick, seconded by Petersen and unanimously carried to continue the item to May 24.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 7:40 p.m. with all members present.

No items were added or deleted nor were any public participation comments offered upon invitation of the Chair.

General

CRA-2005-016 – Authorizing the purchase and approving the Purchase Agreement and Joint Escrow Instructions for the following parcels:

- a. CRA Bill #R-2005-06 – 10535-10541 Poplar Street (APN 0283-134-02)
- b. CRA Bill #R-2005-07 – 25138 Poplar Drive (APN 0283-121-46)

Motion by Christman, seconded by Hansberger and unanimously carried to adopt CRA Bill #R-2005-06.

Resolution No. 242

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an agreement for the acquisition of property from Muhammad Farha

Motion by Christman, seconded by Hansberger and unanimously carried to adopt CRA Bill #R-2005-07.

Resolution No. 243

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an agreement for the acquisition of property from Daniel Valverde and Sarah Valverde

The meeting adjourned at 7:41 p.m.

Approved at the meeting of

Secretary